

IN RE: PETITION FOR VARIANCE  
SE/S Walnut Avenue, 216' NE of  
Hunting Tweed Drive  
(3207 Walnut Avenue)  
4th Election District  
3rd Councilmanic District  
  
Bruce Anoff, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-45-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Bruce and Paula Anoff. The Petitioners seek relief from Section 1A00.3.B.3 (RDP) and Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 46.5 feet in lieu of the required 50 feet for a dwelling reconstruction on that property known as 3207 Walnut Drive, located in the Worthington area of northern Baltimore County. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Bruce Anoff, property owner. There were no Protestants.

Testimony and evidence presented revealed that the subject property consists of 1.712 acres, more or less, zoned R.C. 5 and was previously improved with a single family dwelling which was destroyed as a result of a fire. The Petitioners are desirous of building a new home on the property in accordance with Petitioner's Exhibit 1. Testimony indicated the requested variance relief is necessary to accommodate the proposed dwelling. There being no adverse comments from any Baltimore County reviewing agencies, and no opposition from any adjoining property owner, it appears that the relief requested should be granted. In the opinion of this Depu-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

ty Zoning Commissioner, the requested variances are minor in nature and will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.


After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-

lic health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of September, 1994 that the Petition for Variance seeking relief from Section 1A00.3.B.3 (RDP) and Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 46.5 feet in lieu of the required 50 feet for a dwelling reconstruction, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 9/27/94

By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 27, 1994

Mr. & Mrs. Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, Maryland 21209

RE: PETITION FOR VARIANCE  
SE/S Walnut Avenue, 216' NE of Hunting Tweed Drive  
(3207 Walnut Avenue)  
4th Election District - 3rd Councilmanic District  
Bruce Anoff, et ux - Petitioners  
Case No. 95-45-A

Dear Mr. & Mrs. Anoff:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED

46



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #3207 WALNUT AVENUE

which is presently zoned R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1400.3.B.3 (RDP) AND 103.1 (BCZR) ~~1400.3.B.3~~ - **TO ALLOW 46.5' SIDEYARD SETBACKS IN LIEU OF THE REQUIRED 50'.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) EXISTING RESIDENCE WAS DESTROYED BY FIRE.
- 2) INCREASE IN FAMILY SIZE REQUIRES LARGER RESIDENCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

**MR. BRUCE ANOFF**

(Type or Print Name)

Signature

**MRS. PAULA ANOFF**

(Type or Print Name)

Signature

**2903 LIGHTFOOT DRIVE 484-0477**

Address

Phone No

**PIKESVILLE MD. 21209**

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

**VITTI & ASSOCIATES, INC.**

Name

**1717 YORK RD. STE. 102 252-5212**

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ORDER RECEIVED FOR FILING

**DROP-OFF/  
No REVIEW**

Printed with Soybean Ink  
on Recycled Paper

**8/4/94 WCR/LL**



RECORDED

95-45-A 46  
**Vitti & Associates, Inc.**

Engineering & Surveying

1717 York Road, Suite 102 • Lutherville, Maryland 21093

(410) 252-5212

**ZONING DESCRIPTION FOR #3207 WALNUT AVENUE**

Beginning at a point on the south side of Walnut Avenue which has a future right-of-way of 60 feet at the distance of 216.89 feet easterly of the centerline of Hunting Tweed Drive which is 50 feet wide.

Being Lot #135, Plat One, Section Two in the subdivision of "Valley Hills" as recorded in Baltimore County Plat Book #39, Folio #87, containing 1.7123 Acres +. Also known as #3207 Walnut Avenue and located in the 4th Election District, 3rd Councilmanic District.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

93-452-A

District 4th Date of Posting 8/19/94

Posted for: Variance

Petitioner: Bruce & Paula Hoff

Location of property: 3207 Walnut Ave, SE/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 8/26/94  
Signature

Number of Signs: 1

MICROFILMED



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #89-45-A

(Item 46)

3207 Walnut Avenue

SE/S Walnut Avenue, 218'

NE of Hunting Tweed Drive

4th Election District

3rd Councilmanic

Petitioner(s):

Bruce Anoff and Paula

Anoff

Hearing: Thursday,

September 8, 1994 at

2:00 p.m. in Rm. 118, Old

Courthouse.

Variance to allow 46.5 feet side yard setbacks in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

8/19/ August 18.

TOWSON, MD.,

8/19

, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/48, 19 94.

THE JEFFERSONIAN,

*A. H. Henrichson*

LEGAL MEX - TOWSON

~~Signature~~

7/11/94-8/11/94





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
9545-A

Account: R-001-6150

Number 46 (WCR/JLL)

DROP-OFF ----- NO REVIEW

Date 8/4/94

#010 - ZONING VARIANCE -----	\$50.00
#080 - SIGN POSTING -----	35.00
TOTAL -----	\$85.00

Bruce Anoff & Paula Anoff  
3207 Walnut Avenue  
4th Election District; 3rd Councilmanic District  
Zoned R.C.-5  
1.712 +/- acres

Certified Check from Legal  
Owners

MICROFILMED

02A0780888MTCMR  
BA 002124P008-08-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 46  
Petitioner: BRUCE + PAULA ANOFF  
Location: 3207 WALNUT AVENUE  
  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: MR. & MRS. BRUCE ANOFF  
ADDRESS: 2903 LIGHTFOOT DRIVE  
PIKESVILLE, MD. 21209  
PHONE NUMBER: (410) 484-0477

AJ:ggs

(Revised 04/09/93)

MICROFILMED

TO: PUTTUXENT PUBLISHING COMPANY  
August 18, 1994 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, Maryland 21209  
484-0477

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-45-A (Item 46)  
3207 Walnut Avenue  
SE/S Walnut Avenue, 216' NE of Hunting Tweed Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Bruce Anoff and Paula Anoff  
HEARING: THURSDAY, SEPTEMBER 8, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

Variance to allow 46.5 feet side yard setbacks in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

10/10/94

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

AUG. 12 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-45-A (Item 46)  
3207 Walnut Avenue  
SE/S Walnut Avenue, 216' NE of Hunting Tweed Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Bruce Anoff and Paula Anoff  
HEARING: THURSDAY, SEPTEMBER 8, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

Variance to allow 46.5 feet side yard setbacks in lieu of the required 50 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Bruce and Paula Anoff  
Vitti & Associates, Inc.  
Robert Friedlander

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUG. 29 1994

Mr. & Mrs. Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, Maryland 21209

RE: Item No. 46, Case No. 95-45-A  
Petitioner: Bruce and Paula Anoff

Dear Mr. & Mrs. Anoff:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 4, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs

cc: Vitti & Associates, Inc.



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary

Hal Kassoff  
Administrator

8-12-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: *46 (WCR/JLL)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

**MICROFILMED**

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42,  
43, 44, 45, 46 AND 47.

RECEIVED

AUG 11 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



11/11/94

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 10, 1994

Paula & Bruce Anoff  
2903 Lightfood Drive  
Pikesville, MD 21209

95-45

RE: Preliminary Petition Review (Item #46)  
Legal Owner: Bruce & Paula Anoff  
3207 Walnut Avenue  
4th Election District

Dear Mr. & Mrs. Anoff:

At the request of the petitioner/engineer, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed that the application package is satisfactory for filing.

As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John L. Lewis".

John L. Lewis  
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner





RE: PETITION FOR VARIANCE \* BEFORE THE  
3207 Walnut Avenue, SE/S Walnut \*  
Avenue, 216' NE of Hunting Tweed Dr \* ZONING COMMISSIONER  
4th Election Dist., 3rd Councilmanic \*  
Bruce Anoff and Paula Anoff \* OF BALTIMORE COUNTY  
Petitioners \* CASE NO. 95-45- A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18<sup>th</sup> day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Vitti & Associates, Inc., 1717 York Road, Suite 102, Timonium, MD 21093, representative for Petitioners.

**RECEIVED**

AUG 19 1994

**ZADM**

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**Provisional Approval**

Permit No: B208099

DATE: 8/8

LOCATION: 3207 Walnut Ave

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

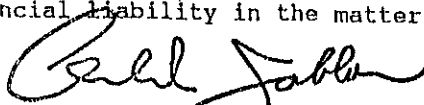
The issuance of this permit is subject to the following Conditions:  
(Please check appropriate box(es))

- ☒ Owner has filed for a public hearing, Item # 46.
- ☐ Owner must file for a public hearing within \_\_\_\_\_ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within \_\_\_\_\_ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

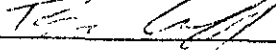
Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.



Director, Z.A.D.M.

MSK/ucn

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed   
Owner

Signed \_\_\_\_\_  
Contract Purchaser

(Please print clearly)

(Please print clearly)

MSK/ucn  
Zoning Office Staff

Name Barbara Anoff  
Address 3207 Walnut Ave  
Chesapeake Hills, MD  
Work Phone # 363 3316  
Home Phone # 363 8098

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Work Phone # \_\_\_\_\_  
Home Phone # \_\_\_\_\_



APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 9/21/94

OEA: WCL  
HISTORIC DISTRICT/BLDG.

PERMIT # B 20 8099  
RECEIPT #: A 229070  
CONTROL #: NK  
XREF #:

PROPERTY ADDRESS 3207 WALNUT AVE YES ☐ NO ☒  
SUBDIV: Valley Hill DO NOT KNOW ☒  
TAX ACCOUNT #: 17-00-003712 DISTRICT/PRECINCT 04 3  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: ANOFF BRUCE S.  
ADDR: 3207 WALNUT AVE 2/1/117

FEE: 389.00  
PAID: 354.00  
PAID BY: Apple  
INSPECTOR:

APPLICANT INFORMATION

NAME: BRUCE ANOFF  
COMPANY: S.A.A.C.E.  
STREET  
CITY, ST, ZIP OWINGS MILLS MD 21117  
PHONE #: 367 8098 MHIC LICENSE #:  
APPLICANT SIGNATURE: TS TRACT: BLOCK:  
PLANS: CONST 2 PLOT 11 PLAT 0 DATA 0 EL 1 PL 1  
TENANT  
CONTR: Owner  
ENGR:  
SELLR:

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES ☐ NO ☒

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE

TYPE OF IMPROVEMENT

1. ☐ NEW BLDG CONST  
2. ☐ ADDITION  
3. ☐ ALTERATION  
4. ☐ REPAIR  
5. ☐ WRECKING  
6. ☐ MOVING  
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☐ ONE FAMILY  
02. ☐ TWO FAMILY  
03. ☐ THREE AND FOUR FAMILY  
04. ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)  
05. ☐ SWIMMING POOL  
06. ☐ GARAGE  
07. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB  
2. ☒ BLOCK  
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL  
2. ☐ PARTIAL  
3. ☐ NONE

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY  
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING  
10. ☐ FENCE (LENGTH HEIGHT)  
11. ☐ INDUSTRIAL, STORAGE BUILDING  
12. ☐ PARKING GARAGE  
13. ☐ SERVICE STATION, REPAIR GARAGE  
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME  
15. ☐ OFFICE, BANK, PROFESSIONAL  
16. ☐ PUBLIC UTILITY  
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL  
18. ☐ SIGN  
19. ☐ STORE MERCANTILE RESTAURANT  
SPECIFY TYPE  
20. ☐ SWIMMING POOL SPECIFY TYPE  
21. ☐ TANK, TOWER  
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)  
23. ☐ OTHER

TYPE OF CONSTRUCTION

1. ☐ MASONRY  
2. ☒ WOOD FRAME  
3. ☐ STRUCTURE STEEL  
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY  
2. ☒ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER EXISTS PROPOSED  
2. ☒ PRIVATE SYSTEM EXISTS PROPOSED  
SEPTIC  
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. ☐

ESTIMATED COST: \$ 100,000

OF MATERIALS AND LABOR

PROPOSED USE:  
EXISTING USE:

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY:

1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE  
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL

POWDER ROOMS

2. ☒ N

BATHROOMS

KITCHENS

CLASS

LIBER

FOLIO

APPROVAL SIGNATURES

DATE

BUILDING SIZE

FLOOR 1272

WIDTH 70

DEPTH 60

HEIGHT 24'8"

STORIES 2 1/2

LOT #'S 35

CORNER LOT

1. ☐ Y 2. ☐ N

LOT SIZE AND SETBACKS

SIZE 14,588 sq ft

FRONT STREET

SIDE STREET

FRONT SETBK 66'

SIDE SETBK 49'4"

SIDE STR SETBK

REAR SETBK 201'

ZONING

BLD INSP :

BLD PLAN :

FIRE :

SEDI-CHL :

ZONING OK 8/12/94

PUB SERV

ENVRMT OK 8/8/94

PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Zoning Provisional  
Item # 46

46

LETTER OF TRANSMITTAL

VITTI & ASSOCIATES, INC.  
 1717 YORK ROAD SUITE 102 LUTHERVILLE, MD. 21093  
 (410) 252-5212 FAX (410) 252-5155

TO: Z.A.D.M. DATE: AUG. 5, 1994  
 RE: #3207 WALNUT AVENUE  
 JOB NUMBER: 94-46  
 ATTN.: MR. CARL RICHARDS

NO.	DESCRIPTION
12	PLAN TO ACCOMPANY PETITION FOR VARIANCE
3	PROPERTY DESCRIPTION
1	200 SCALE ZONING MAP

REMARKS: 3 PETITIONS FOR VARIANCE  
1 ZONING HEARING ADVERTISEMENT  
1 FILING FEE

\_\_\_ IN ACCORDANCE WITH YOUR REQUEST  
 \_\_\_ FOR YOUR REVIEW  
 \_\_\_ FOR PROCESSING  
 \_\_\_ FOR REVISION  
 \_\_\_ FOR YOUR USE  
 \_\_\_ PLEASE CALL  
 \_\_\_ PLEASE RETURN  
 \_\_\_ APPROVAL REQUESTED

FOR FURTHER INFORMATION, OR IF ENCLOSURES ARE NOT AS NOTED,  
 PLEASE CONTACT THE WRITER AT THIS OFFICE.

VITTI & ASSOCIATES, INC.

SALES/ADMIN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE ANOFF

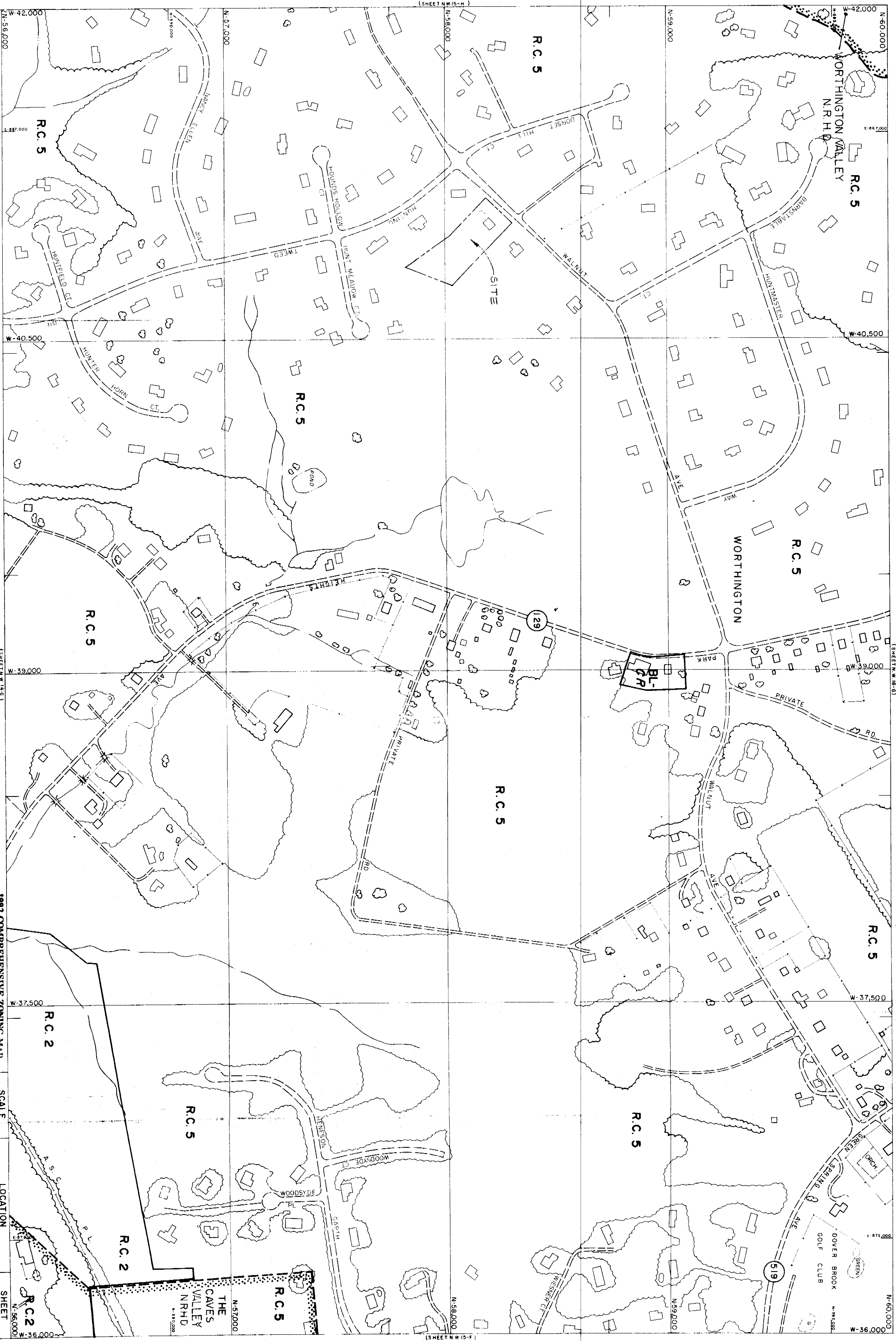
3207 WALNUT AVE 21117



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED



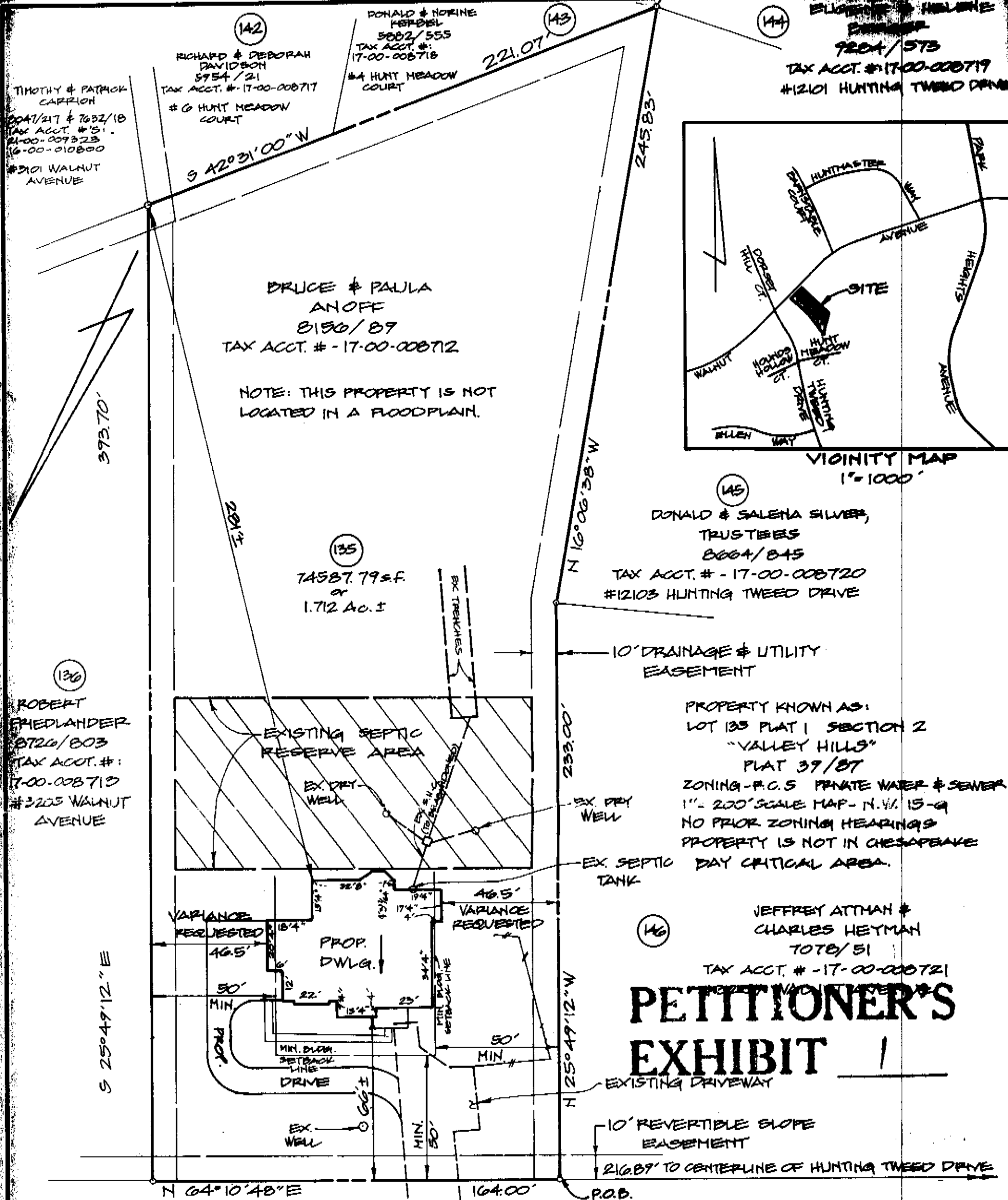


**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1997 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1997  
Billie H. Howard  
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	WORTHINGTON	N. W.
DATE OF PHOTOGRAPHY JANUARY 1996		15-G

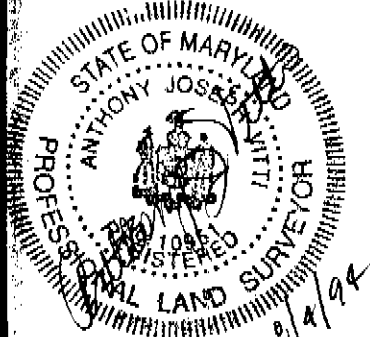
THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TO REFLECT CHANGES IN THE BALTIMORE COUNTY  
ZONING MAP. THE BALTIMORE COUNTY ZONING MAP  
IS THE AUTHORITY FOR THE ZONING OF BALTIMORE COUNTY.  
H-27-28



# PETITIONER'S EXHIBIT 1

**PLAN TO ACCOMPANY  
PETITION FOR VARIANCE**

**"ANOFF PROPERTY"**  
#3207 WALNUT AVENUE  
4<sup>TH</sup> ELECTION DISTRICT  
3<sup>RD</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.



**VITTI & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING

1717 YORK ROAD

SUITE 102  
(410) 252-5212

LUTHERVILLE, MD. 21093

Job no.: 94-46

scale: 1"=40'

date: 7/28/94

drawn: JDF

checked: AJV



IN RE: PETITION FOR VARIANCE  
SE/8 Walnut Avenue, 216' NE of  
Hunting Tweed Drive  
(3207 Walnut Avenue)  
4th Election District  
3rd Councilmanic District  
Bruce Anoff, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-45-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Bruce and Paula Anoff. The Petitioners seek relief from Section 1A00.3.B.3 (RDP) and Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 46.5 feet in lieu of the required 50 feet for a dwelling reconstruction on that property known as 3207 Walnut Drive, located in the Worthington area of northern Baltimore County. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Bruce Anoff, property owner. There were no Protestants.

Testimony and evidence presented revealed that the subject property consists of 1.712 acres, more or less, zoned R.C. 5 and was previously improved with a single family dwelling which was destroyed as a result of a fire. The Petitioners are desirous of building a new home on the property in accordance with Petitioner's Exhibit 1. Testimony indicated the requested variance relief is necessary to accommodate the proposed dwelling. There being no adverse comments from any Baltimore County reviewing agencies, and no opposition from any adjoining property owner, it appears that the relief requested should be granted. In the opinion of this Deputy

ty Zoning Commissioner, the requested variances are minor in nature and will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-

lic health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of September, 1994 that the Petition for Variance seeking relief from Section 1A00.3.B.3 (RDP) and Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 46.5 feet in lieu of the required 50 feet for a dwelling reconstruction, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 9/14/94  
By [Signature]

- 3 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 27, 1994

Mr. & Mrs. Bruce Anoff  
3909 Lightfoot Drive  
Pikesville, Maryland 21209

RE: PETITION FOR VARIANCE  
SE/8 Walnut Avenue, 216' NE of Hunting Tweed Drive  
(3207 Walnut Avenue)  
4th Election District - 3rd Councilmanic District  
Bruce Anoff, et ux - Petitioners  
Case No. 95-45-A

Dear Mr. & Mrs. Anoff:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 807-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

file



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #3207 WALNUT AVENUE  
which is presently zoned R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A00.3.B.3 (RDP) AND 103.1 (B.C.Z.R.) TO ALLOW 46.5' SIDEYARD SETBACKS IN LIEU OF THE REQUIRED 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) EXISTING RESIDENCE WAS DESTROYED BY FIRE.
- 2) INCREASE IN FAMILY SIZE REQUIRES LARGER RESIDENCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Phone No.  
Date  
Zipcode

With solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

MR. BRUCE ANOFF

(Type or Print Name)

Signature

MRS. PAULA ANOFF

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City

State

Zipcode

Phone No.

City





11 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Carl Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 46  
Petitioner: BRUCE + PAULA ANOFF  
Location: 3207 WALNUT AVENUE  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: MR. & MRS. BRUCE ANOFF  
ADDRESS: 2903 LIGHTFOOT DRIVE  
PIKEVILLE, MD. 21209  
PHONE NUMBER: (410) 484-0477

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

13

TO: PUTUMBY PUBLISHING COMPANY  
August 18, 1994 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, Maryland 21209  
484-0477

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-45-A (Item 46)  
3207 Walnut Avenue  
SE/S Walnut Avenue, 216' NE of Hunting Tweed Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Bruce Anoff and Paula Anoff  
HEARING: THURSDAY, SEPTEMBER 8, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

Variance to allow 46.5 foot side yard setbacks in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

AUG 12 1994

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-45-A (Item 46)  
3207 Walnut Avenue  
SE/S Walnut Avenue, 216' NE of Hunting Tweed Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Bruce Anoff and Paula Anoff  
HEARING: THURSDAY, SEPTEMBER 8, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

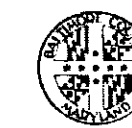
Variance to allow 46.5 foot side yard setbacks in lieu of the required 50 feet.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Bruce and Paula Anoff  
Vitti & Associates, Inc.  
Robert Feldman

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



111 West Chesapeake Avenue  
Towson, MD 21204

AUG 29 1994

(410) 887-3353

Mr. & Mrs. Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, Maryland 21209

RE: Item No. 46, Case No. 95-45-A  
Petitioner: Bruce and Paula Anoff

Dear Mr. & Mrs. Anoff:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 4, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

cc: Vitti & Associates, Inc.

Printed with Soybean Ink  
on Recycled Paper



O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-12-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 46 (WCR/JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 43, 44, 45, 46 AND 47.

RECEIVED  
AUG 11 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-110EF

cc: File

Printed on Recycled Paper



111 West Chesapeake Avenue  
Towson, MD 21204

August 10, 1994

(410) 887-3353

Paula & Bruce Anoff  
2903 Lightfoot Drive  
Pikesville, MD 21209

RE: Preliminary Petition Review (Item #46)  
Legal Owner: Bruce & Paula Anoff  
3207 Walnut Avenue  
4th Election District

Dear Mr. & Mrs. Anoff:

At the request of the petitioner/engineer, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed that the application package is satisfactory for filing.

As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*John L. Lewis*  
John L. Lewis  
Planner II

JLL:scj

Enclosure (receipt)

cc: Zoning Commissioner

Printed with Soybean Ink  
on Recycled Paper

RE: PETITION FOR VARIANCE \* BEFORE THE  
3207 Walnut Avenue, SE/S Walnut \* ZONING COMMISSIONER  
Avenue, 216' NE of Hunting Tweed Dr \* OF BALTIMORE COUNTY  
4th Election Dist., 3rd Councilmanic \*  
Bruce Anoff and Paula Anoff \* CASE NO. 95-45-A  
Petitioners \*  
\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 18th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Vitti & Associates, Inc., 1717 York Road, Suite 102, Timonium, MD 21093, representative for Petitioners.

RECEIVED  
AUG 19 1994

ZADM

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**Provisional Approval**  
Permit No: B208099

DATE: 8/8

LOCATION: 3207 Walnut Ave

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

- ☒ Owner has filed for a public hearing, Item # 46.
- ☐ Owner must file for a public hearing within \_\_\_\_\_ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within \_\_\_\_\_ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

Carl J. Jahn  
Director, C.A.D.M. MSK/UCN

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner in this matter. I also hereby certify that I am the undersigned and in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed Carl J. Jahn Signed \_\_\_\_\_  
Owner Contract Purchaser

(Please print clearly) (Please print clearly)

Name Bruce Anoff Name \_\_\_\_\_  
Address 3207 Walnut Ave Address \_\_\_\_\_  
Home Phone 513 3216 Home Phone \_\_\_\_\_  
Work Phone 513 3216 Work Phone \_\_\_\_\_

Printed on Recycled Paper

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204  
DATE: 7/21/94  
HISTORIC DISTRICT/BLDG. 04

PERMIT # B208099  
RECEIPT # 2274070  
CONTROL # 2274070  
XREF #

PROPERTY ADDRESS 3207 Walnut Ave  
SUBDIV. Walnut  
TAX ACCOUNT # 17-00-00071  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: Bruce Anoff  
ADDR: 3207 Walnut Ave

DOES THIS BLDG. HAVE SPRINKLERS?  
YES ☒ NO ☒

FEE: 349.55  
PAID BY: Owner  
INSPECTOR: Owner

I HAVE CAREFULLY READ THIS APPLICATION AND WHEN THE SAME IS COMPLETED AND THE SAME IS IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS AND THE BALTIMORE COUNTY ZONING REGULATIONS, I HEREBY CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS.

BUILDING 1 or 2 F.A.M.  
CODE CODE  
4. REPAIR  
5. ALTERATION  
6. WRECKING  
7. MOVING  
8. OTHER

TYPE OF IMPROVEMENT  
1. NEW BLDG CONST  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING  
6. MOVING  
7. OTHER

TYPE OF USE

RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. SWIMMING POOL  
06. GARAGE  
07. OTHER

TYPE FOUNDATION  
1. SLAB  
2. BLOCK  
3. CONCRETE

BASEMENT  
1. FULL  
2. PARTIAL  
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REINFORCED CONCRETE

CENTRAL AIR: 1. PUBLIC SYSTEM  
ESTIMATED COST: 5000

OF MATERIALS AND LABOR  
PROPOSED USE: Private

EXISTING USE: Private

OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. SALE  
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED  
2. SEMI-DET  
3. GROUP  
4. TOWNHOUSE  
5. WIDENESS  
6. HIRISE

REFF: #1BED: 2 #2BED: 2 TOT BED: 4 TOT APTS/CONDO: 0 HIRISE

1 FAMILY BEDROOMS  
2. N BATHROOMS  
3. KITCHENS  
4. LIBRARY  
5. FOLIO  
6. M

GARAGE DISPOSAL  
POUNDER ROOMS

APPROVAL SIGNATURES  
DATE

BUILDING SIZE  
FLOOR 1212  
WIDTH 70  
DEPTH 49  
HEIGHT 12  
STORIES 2  
LOT # 3  
CORNER LOT

LOT SIZE AND SETBACKS  
SIZE 14,581 sq ft  
FRONT STREET  
SIDE STREET  
FRONT SETBK  
SIDE SETBK  
REAR SETBK

BLD INSP  
BLD PLAN  
FIRE  
SEDI-CITY  
CONV-CTY  
PUB-SERV  
ENVIRONMENT

PERMITS

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Zoning Provisional Approval #46

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
Bruce Anoff 3207 Walnut Ave 21117

**LETTER OF TRANSMITTAL**

VITTI & ASSOCIATES, INC.  
1717 YORK ROAD SUITE 102 LUTHERVILLE, MD. 21093  
(410) 252-5212 FAX (410) 252-5155

TO: Z.A.D.M. DATE: AUG 5, 1994  
RE: #3207 WALNUT AVENUE  
JOB NUMBER: 94-46

ATTN.: MR. CARL RICHARDS

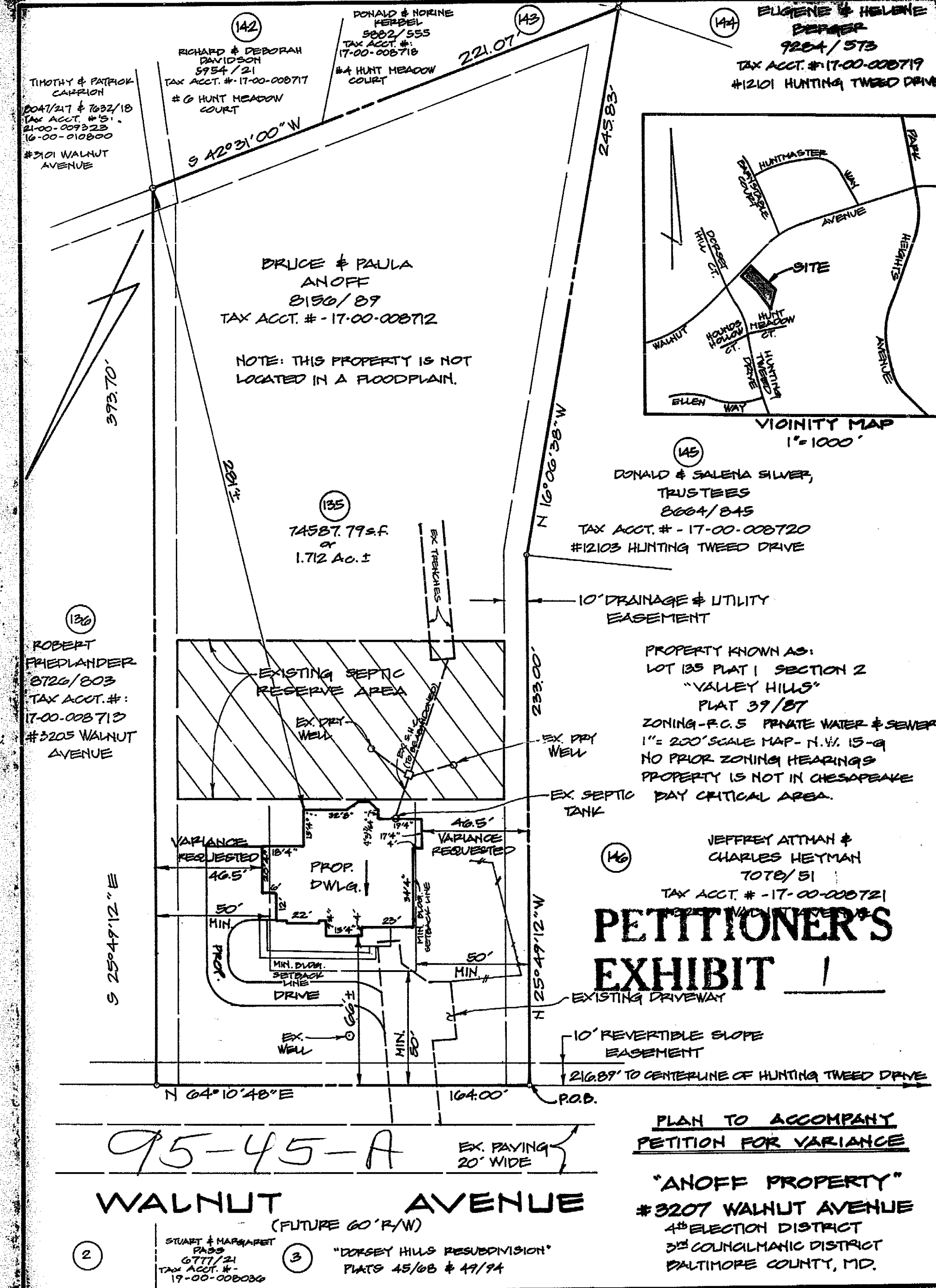
NO.	DESCRIPTION
12	PLAN TO ACCOMPANY PETITION FOR VARIANCE
3	PROPERTY DESCRIPTION
1	200 SCALE ZONING MAP

REMARKS: 3 PETITIONS FOR VARIANCE  
1 ZONING HEARING ADVERTISEMENT  
1 PLUNG FEE

IN ACCORDANCE WITH YOUR REQUEST FOR YOUR REVIEW FOR PROCESSING FOR REVISION FOR YOUR USE PLEASE CALL PLEASE RETURN APPROVAL REQUESTED

FOR FURTHER INFORMATION, OR IF ENCLOSURES ARE NOT AS NOTED, PLEASE CONTACT THE WRITER AT THIS OFFICE.

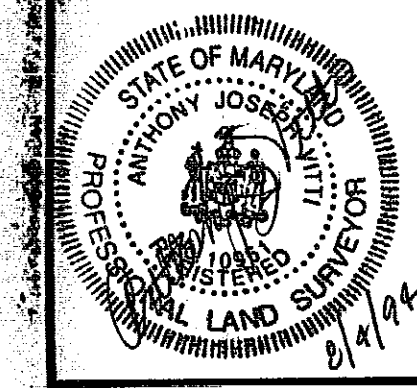
VITTI & ASSOCIATES, INC.



**PETITIONER'S EXHIBIT 1**

**PLAN TO ACCOMPANY PETITION FOR VARIANCE**

"ANOFF PROPERTY"  
#3207 WALNUT AVENUE  
4th ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.



VITTI & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
1717 YORK ROAD SUITE 102 LUTHERVILLE, MD 21093  
(410) 252-5212

Job No: 94-46  
Scale: 1"=40'  
Date: 7/28/94  
Drawn: JDF  
Checked: ASV



